



LEAD SHEET

02-1507487

DEPARTMENT OF TOXIC SUBSTANCES CONTROL
SOUTHERN CALIFORNIA SITE MITIGATION BRANCH

AUG 09 2002

RECEIVED

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

4:01 PM JUL 02 2002

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

D.T.T.

FEE \$ 52- VV

116

CODE

20

D.A. FEE Code 20

\$ 2.00

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

02-1507487

RECORDING REQUESTED BY:
Pacific Tube Company
100 Matson Ford Road
Building No. 3, Suite 400
Radnor, Pennsylvania 19087

WHEN RECORDED, MAIL TO:

Department of Toxic Substances Control
1011 N. Grandview Avenue
Glendale, California 91201
Attention: Sayareh Amir, Chief
Southern California Cleanup Operations
Branch - Glendale Office

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

COVENANT TO RESTRICT USE OF PROPERTY

ENVIRONMENTAL RESTRICTION

Re: Pacific Tube Company Property, 5710 Smithway Street, Commerce, California,
Assessor's Parcel No. 6336-018-020-00-000.

This Covenant and Agreement ("Covenant") is made by and between Pacific Tube Company, a Delaware corporation, ("PATCO," the "Covenantor"), the current owner of property situated in Commerce, County of Los Angeles, State of California, more fully described in Exhibit "A", attached hereto and incorporated herein by this reference (the "Property"), and the Department of Toxic Substances Control ("DTSC"). Pursuant to Civil Code section 1471(c), DTSC has determined that this Covenant is reasonably necessary to protect present or future human health or safety or the environment as a result of the presence on the land of hazardous materials as defined in Health and Safety Code ("Health & Saf. Code") section (sec.) 25260. The Covenantor and DTSC, collectively referred to as the "Parties", hereby agree that the use of a certain site area within the Property be restricted as set forth in this Covenant.

ARTICLE I

STATEMENT OF FACTS

1.01 Description of Property. The Property, totaling approximately 3.76 acres is more particularly described and depicted in Exhibit "A", Legal Description. The Property is located in the area now generally bounded by Smithway Street on the North, Gaspar Street on the west, certain Union Pacific railroad spur on the south and Tubeway Avenue on the east, County of Los

Angeles, State of California. This property is more specifically described as County Assessor's Parcel No. 6336-018-020-00-000.

1.02 The limited portion of the Property subject to the environmental restrictions in this covenant is a roughly 100 foot diameter circular area within the Property boundary where a vapor degreaser had been located ["Vapor Degreaser Area" ("VDA")]. The VDA is presently capped by asphalt and concrete and it is located within the southwestern portion of the Property. The VDA encompasses the southern boundary of abandoned Gaspar Street and the southern VDA boundary borders a Union Pacific railroad spur. The VDA is more particularly described, depicted and surveyed in Exhibit "B" which is attached and incorporated by this reference. The environmental restrictions provided for and required by this Covenant apply solely to the VDA within the Property.

1.03

- (a) PATCO owned and operated a facility at the Property that formed steel bars and tubing from billet and coil stock. PATCO historically performed two activities at the VDA: (1) manufactured tubing was degreased with tetrachloroethylene ("PCE"); and (2) a shipping office was located immediately adjacent to the vapor degreaser. Historical operations conducted in the VDA resulted in a release of PCE and its associated breakdown products to the soil beneath the VDA. PATCO shut down its operations at the facility including the VDA as part of the scheduled closure of the Property in or about mid-2001. PATCO intends to sell the Property containing the VDA for redevelopment purposes.
- (b) Remediation of PCE (and its degradation by-products) in soil beneath the VDA was conducted by PATCO during 2001 and consisted of excavating the significantly impacted soil beneath the VDA. Three areas were excavated within the VDA and the excavated soil was then sent for proper disposal to offsite facilities. However, approximately six cubic yards of impacted soil remain under a footing beneath the western portion of building #6 ("Impacted Site Soil Area").
- (c) In September 2001, PATCO entered into a Voluntary Cleanup Agreement ("VCA") with DTSC for review and evaluation of the remediation of contamination at the VDA pursuant to Health & Saf. Code sec. 25355.5(a)(1)(C). The VCA is designated Docket No. HSA-A-01/02-035 and Cal Stars Site Code 300115-11. Pursuant to the VCA, PATCO conducted additional investigative activities at the VDA as documented in numerous reports submitted to and reviewed by DTSC which comprise the Final Preliminary Endangerment Assessment ("PEA") Reports June 28, 2001 through June 10, 2002.

ARTICLE II

DEFINITIONS

2.01 DTSC. "DTSC" means the California Department of Toxic Substances Control and includes its successor agencies, if any.

2.02 Owner. "Owner" means the Covenantor, its successors in interest, and their successors in interest, including heirs and assigns, who at any time hold title to all or any portion of the VDA.

2.03 Occupant. "Occupant" means Owners and any person or entity entitled by ownership, leasehold, or other legal relationship to the right to occupy any portion of the VDA.

2.04 Property. "Property" means an area approximately 3.76 acres in size and more particularly described in Exhibit "A".

2.05 VDA. "VDA" means the limited portion of the Property subject to the environmental restrictions in this covenant. The VDA is a roughly 100 foot diameter circular area within the Property boundary where a vapor degreaser had been located ["Vapor Degreaser Area" ("VDA")]. The VDA is presently capped by asphalt and concrete and its location within the southwestern portion of the Property is more particularly described, depicted and surveyed in Exhibit "B".

2.06 Cap. "Cap" means the current concrete and asphalt surface cover or other surface cover, institutional or engineering control employed at the VDA to minimize the potential for migration of the residual contaminants via surface water infiltration.

2.07 Impacted Soil Area. "Impacted Soil Area" means an area of PCE impacted soil totaling approximately six cubic yards located under building #6 which could not be excavated due to its location under a footing beneath the western portion of building #6 structural foundation.

ARTICLE III

GENERAL PROVISIONS

3.01 Restrictions to Run with the Land. This Covenant sets forth protective provisions, covenants, restrictions, and conditions (collectively referred to as "Restrictions"), subject to which the Property shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. Each and every Restriction: (a) runs with the land pursuant to Health & Saf. Code sec. 25355.5(a)(1),(C) and Civil Code section 1471; (b) inures to the benefit of and passes with each and every portion of the Property, (c) is for the benefit of, and is enforceable by DTSC, and (d) is imposed upon the VDA only unless expressly stated as applicable to a larger portion of the Property.

3.02 Binding upon Owners /Occupants. Pursuant to Health & Saf. Code sec. 25355.5(a)(1),(C), this Covenant binds all owners of the Property, their heirs, successors, and assignees, and the agents, employees, and lessees of the owners, heirs, successors, and assignees. Pursuant to Civil Code section 1471(b), all successive owners of the Property are expressly bound hereby for the benefit of DTSC.

3.03 Written Notice of the Presence of Hazardous Substances. Prior to the sale, lease or sublease of the Property, or any portion thereof, the owner, lessor, or sublessor shall give the

buyer, lessee, or sublessee notice that hazardous substances are located on or beneath the Property, as required by Health & Saf. Code sec.25359.7.

3.04 Incorporation into Deeds and Leases. The Restrictions set forth herein shall be incorporated by reference in each and all deeds and leases for any portion of the Property.

3.05 Conveyance of Property. The Owner shall provide notice to DTSC not later than thirty (30) days after any conveyance of any ownership interest in the Property (excluding mortgages, liens, and other non-possessory encumbrances). DTSC shall not, by reason of this Covenant, have authority to approve, disapprove, or otherwise affect proposed conveyance, except as otherwise provided by law, by administrative order, or by a specific provision of this Covenant.

ARTICLE IV

RESTRICTIONS

4.01 Cap Management.

- (a) Covenantor shall continue to employ a Cap as defined in 2.06 herein at the VDA in order to minimize the potential for downward migration of the residual contaminants via surface infiltration. Except as provided in 4.02(b), all uses and development of the VDA shall preserve the integrity of the Cap and employ best management practices.
- (b) In the event that a planned activity is likely to disturb the Cap (e.g., temporary or permanent removal of the Cap, redevelopment, excavation, grading, trenching, filling, earth movement or mining) the Covenantor shall :
 - (1) Notify DTSC and obtain DTSC's approval prior to implementing that activity; and
 - (2) Perform the activity pursuant to a work plan approved by DTSC.
- (c) Prior notification of DTSC and DTSC's consent will not be required for activities by those utility companies holding easements over the VDA in response to emergency situations, provided that notice of such emergency response shall be provided to DTSC as soon as reasonably practicable thereafter.

Covenantor shall notify DTSC of each of the following: (1) the type, cause, location and date of any material damage to the Cap and (2) the type and date of repair of such damage unless the damage to the Cap is a planned activity and then those planned activities and the Cap will be managed in accordance with 4.02 (b) of this agreement. Notification to DTSC shall be made as provided below within ten (10) working days of both the discovery of any such disturbance and the completion of any repairs. Timely and accurate notification by any Owner or Occupant shall satisfy this requirement on behalf of all other Owners and Occupants.

4.02 Soil Management.

- (a) No activities that will disturb the soil (e.g., excavation, grading, removal, trenching, filling, earth movement or mining) shall be allowed on the VDA without a Soil Management Plan and a Health and Safety Plan approved by DTSC.
- (b) Any contaminated soils brought to the surface by grading, excavation, trenching or backfilling shall be managed in accordance with all applicable provisions of state and federal law.
- (c) The Owner shall provide DTSC written notice at least fourteen (14) days prior to any building, filling, grading, mining or excavating in the VDA.

4.03 Access for DTSC. DTSC shall have reasonable right of entry and access to the Property for inspection, monitoring, and other activities consistent with the purposes of this Covenant as deemed necessary by DTSC in order to protect the public health or safety, or the environment.

4.04 Access for Implementing Operation and Maintenance. The entity or person responsible for implementing the DTSC approved Work Plan / Operation and Maintenance (Agreement) for ground water shall have reasonable right of entry and access to the Property for the purpose of implementing the Work Plan / Operation and Maintenance Agreement until DTSC determines that no further Operation and Maintenance is required.

ARTICLE V

02 1507487

ENFORCEMENT

5.01 Enforcement. Failure of the Covenantor, Owner or occupant to comply with any of the Restrictions specifically applicable to it shall be grounds for DTSC to require that the Covenantor or owner modify or remove any improvements ("Improvements" herein shall mean all buildings, roads, driveways, and paved parking areas), constructed or placed upon any portion of the VDA in violation of the Restrictions. Violation of this Covenant shall be grounds for DTSC to file civil or criminal actions as provided by law.

ARTICLE VI

VARIANCE, TERMINATION, AND TERM

6.01 Variance. Covenantor, or any other aggrieved person, may apply to DTSC for a written variance from the provisions of this Covenant. Such application shall be made in accordance with Health & Saf. Code sec. 25233.

6.02 Termination. Covenantor, or any other aggrieved person, may apply to DTSC for a termination of the Restrictions or other terms of this Covenant as they apply to all or any portion of the VDA or Property containing the VDA. Such application shall be made in accordance with Health & Saf. Code sec. 25234.

6.03 Term. Unless ended in accordance with the Termination paragraph above, by law, or by DTSC in the exercise of its discretion, this Covenant shall continue in effect in perpetuity.

ARTICLE VII

MISCELLANEOUS

7.01 No Dedication Intended. Nothing set forth in this Covenant shall be construed to be a gift or dedication, or offer of a gift or dedication, of the VDA or Property, or any portion thereof to the general public or anyone else for any purpose whatsoever.

7.02 DTSC References. All references to DTSC include successor agencies/departments or other successor entity.

7.03 Recordation. The Covenantor shall record this Covenant, with all referenced Exhibits, in the County of Los Angeles within ten (10) days of the Covenantor's receipt of a fully executed original.

7.04 Notices. Whenever any person gives or serves any Notice ("Notice" as used herein includes any demand or other communication with respect to this Covenant), each such Notice shall be in writing and shall be deemed effective: (1) when delivered, if personally delivered to the person being served or to an officer of a corporate party being served, or (2)

three (3) business days after deposit in the mail, if mailed by United States mail, postage paid, certified, return receipt requested:

To Owner: Pacific Tube Company
100 Matson Ford Road
Building No. 3, Suite 400
Radnor, Pennsylvania 19087
Attention: John Sanders, Rick Warden and Denny Duffy

with a copy to: Morgan, Lewis & Bockius LLP
300 South Grand Avenue
Twenty-Second Floor
Los Angeles, California 90071
Attention: Mary L. Dickson

To DTSC: Department of Toxic Substances Control
1011 N. Grandview Avenue
Glendale, California 91201
Attention: Sayareh Amir, Chief
Southern California Cleanup Operations Branch – Glendale Office,
Site Mitigation and Brownfields Reuse Program

Any party may change its address or the individual to whose attention a Notice is to be sent by giving written Notice in compliance with this paragraph.

7.05 Partial Invalidity. If any portion of the Restrictions or other term set forth herein is determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions of this Covenant shall remain in full force and effect as if such portion found invalid had not been included herein.

7.06 Statutory References. All statutory references include successor provisions.

IN WITNESS WHEREOF, the Parties execute this Covenant.

02 1507487

Covenantor:

Pacific Tube Company, a Delaware corporation

By:

John A. Sanders

Title: John Sanders, Secretary

Date:

June 28, 2002

STATE OF PA)

COUNTY OF Delaware)

On this 28th day of June, in the year 2002, before me John A. Sanders, personally appeared

_____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is /are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Debra L. Grasso

NOTARIAL SEAL
DEBRA L. GRASSO, Notary Public
Radnor Twp., Delaware County
My Commission Expires March 31, 2003

[SIGNATURES CONTINUE ON NEXT PAGE]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE]

DTSC:

Department of Toxic Substances Control

By: Sayareh Amir

Title: Sayareh Amir, Chief, DTSC,
 Southern California Cleanup
 Operations Branch – Glendale, Site
 Mitigation and Brownfields Reuse
 Program

Date: 7/02/02

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)On this 02nd day of July, in the year2002, before me Jeremy Belmont, personally appeared

Sayareh Amirabrahimi,
 personally known to me (or proved to me on the basis of satisfactory
 evidence) to be the person(s) whose name(s) is ~~are~~ subscribed to the
 within instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed the
 same in ~~his~~ ~~her~~ ~~their~~ authorized capacity(ies), and that by ~~his~~ ~~her~~ ~~their~~
 signature(s) on the instrument the person(s), or the entity upon behalf of
 which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

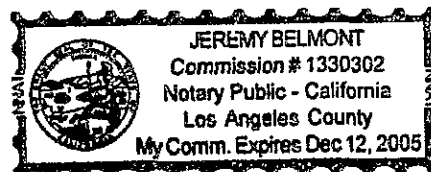
Signature JS

Exhibit A

02 1507487

Legal Description of the Property: 5710 Smithway Street, Commerce, California
90040-1508; Assessors Parcel No. 6336-018-020-00-000

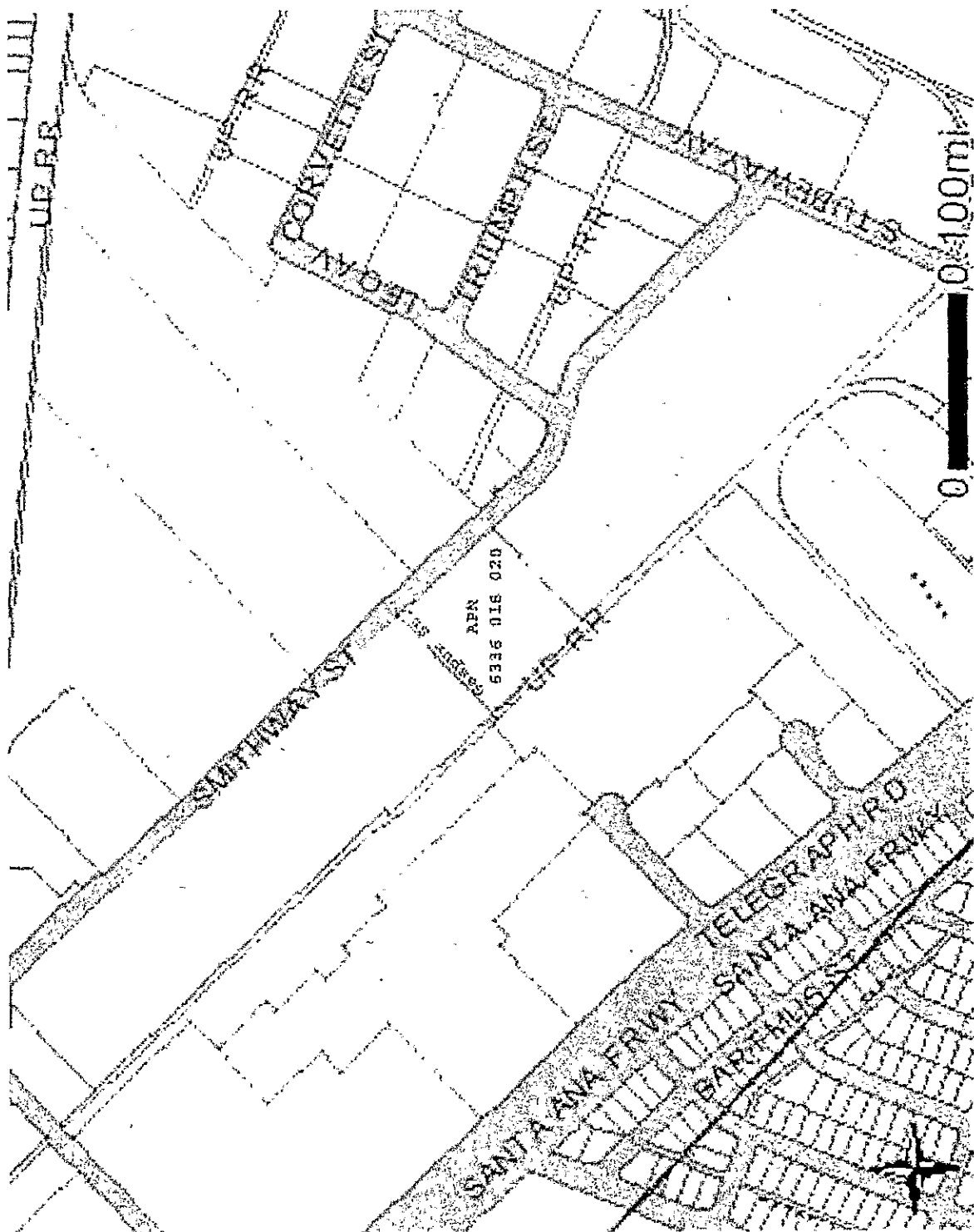
02 1507487

THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND BEING THAT PORTION OF LOT 1 IN TRACT NO. 7777, AS PER MAP RECORDED IN BOOK 115 PAGES 13 AND 14 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF GASPAR AVENUE, 60 FEET IN WIDTH, AS SAID GASPAR AVENUE IS DESCRIBED IN EASEMENT TO COUNTY OF LOS ANGELES, RECORDED IN BOOK 14982 PAGE 191, OFFICIAL RECORDS OF SAID COUNTY, AND SUBSEQUENTLY VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY, CALIFORNIA, A CERTIFIED COPY OF SAID ORDER BEING RECORDED IN BOOK D-67 PAGE 634, OFFICIAL RECORDS OF SAID COUNTY, DISTANT THEREON NORTH 46° 43' 50" EAST 893.99 FEET FROM A 2 INCH IRON PIPE SET AT THE INTERSECTION OF SAID SOUTHEASTERLY LINE WITH THE SOUTHWESTERLY LINE OF SAID LOT 1, SAID SOUTHWESTERLY LINE ALSO BEING THE NORTHEASTERLY LINE OF ANAHEIM TELEGRAPH ROAD, 100 FEET IN WIDTH; THENCE SOUTH 43° 16' 10" EAST 340.00 FEET ALONG A LINE PARALLEL TO AND DISTANT NORTHEASTERLY 31 FEET MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO UNITED STATES RUBBER COMPANY BY DEED RECORDED IN BOOK 21841 PAGE 206, OFFICIAL RECORDS OF SAID COUNTY; THENCE LEAVING SAID PARALLEL LINE NORTH 46° 43' 50" EAST 396.00 FEET TO A POINT IN A LINE PARALLEL TO AND DISTANT SOUTHWESTERLY 10.0 FEET MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SMITHWAY STREET (FORMERLY LENEVE STREET) AS DESCRIBED IN SAID EASEMENT RECORDED IN BOOK 14982 PAGE 191, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 43° 16' 10" WEST 340.00 FEET ALONG SAID LAST MENTIONED PARALLEL LINE TO SAID SOUTHEASTERLY LINE OF GASPAR AVENUE; THENCE NORTH 46° 43' 50" EAST 10.00 FEET ALONG SAID SOUTHEASTERLY LINE TO THE INTERSECTION OF SAID SOUTHEASTERLY LINE WITH SAID SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SMITHWAY STREET (FORMERLY LENEVE STREET) AS DESCRIBED IN SAID EASEMENT; THENCE ALONG SAID SOUTHEASTERLY PROLONGATION, NORTH 43° 16' 10" WEST 60.00 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO CRANE CO., RECORDED IN BOOK 9860 PAGE 52, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND AND THE SOUTHWESTERLY PROLONGATION THEREOF SOUTH 46° 43' 50" WEST 420.00 FEET; THENCE SOUTH 43° 16' 10" EAST 60.00 FEET TO A POINT IN SAID SOUTHEASTERLY LINE OF GASPAR AVENUE; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 46° 43' 50" EAST 14.00 FEET TO THE POINT OF BEGINNING.

Pacific Tube Co.: Exhibit A Map

02 1507487



County of Los Angeles Assessor's Parcel No. 6336-018-020-00-000

Source: County of Los Angeles Assessor's website – <http://assessor.co.la.ca.us>

6336 18
SCALE 1" = 200'

2001

County of Los Angeles: Rick Auerbach, Assessor

810223206
810416
81121012
84096
89211220100
90102020500-2
90102020500-2
992011
1993051900100-97
2000051900200-27

CODE
12462
6522

FOR PREV. ASSMT SEE:
0338-19134

TRACT NO. 7777
PARCEL MAP

PARCEL MAP P.M. 132-16-18
PARCEL MAP P.M. 242-19-21.

All 900 series parcels on this page are assessed to Commerce Community Development Commission, unless otherwise noted.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

02 1507487

Exhibit B

02 1507487

**Location Map and Survey of the Site/Vapors Degreaser Area ("VDA")
Subject to Covenant Environmental Restrictions**

02 1507487

SURVEY OF VAPOR DEGREASER AREA (VDA)

PACIFIC TUBE COMPANY

5710 SMITHWAY ST

COMMERCE, CA

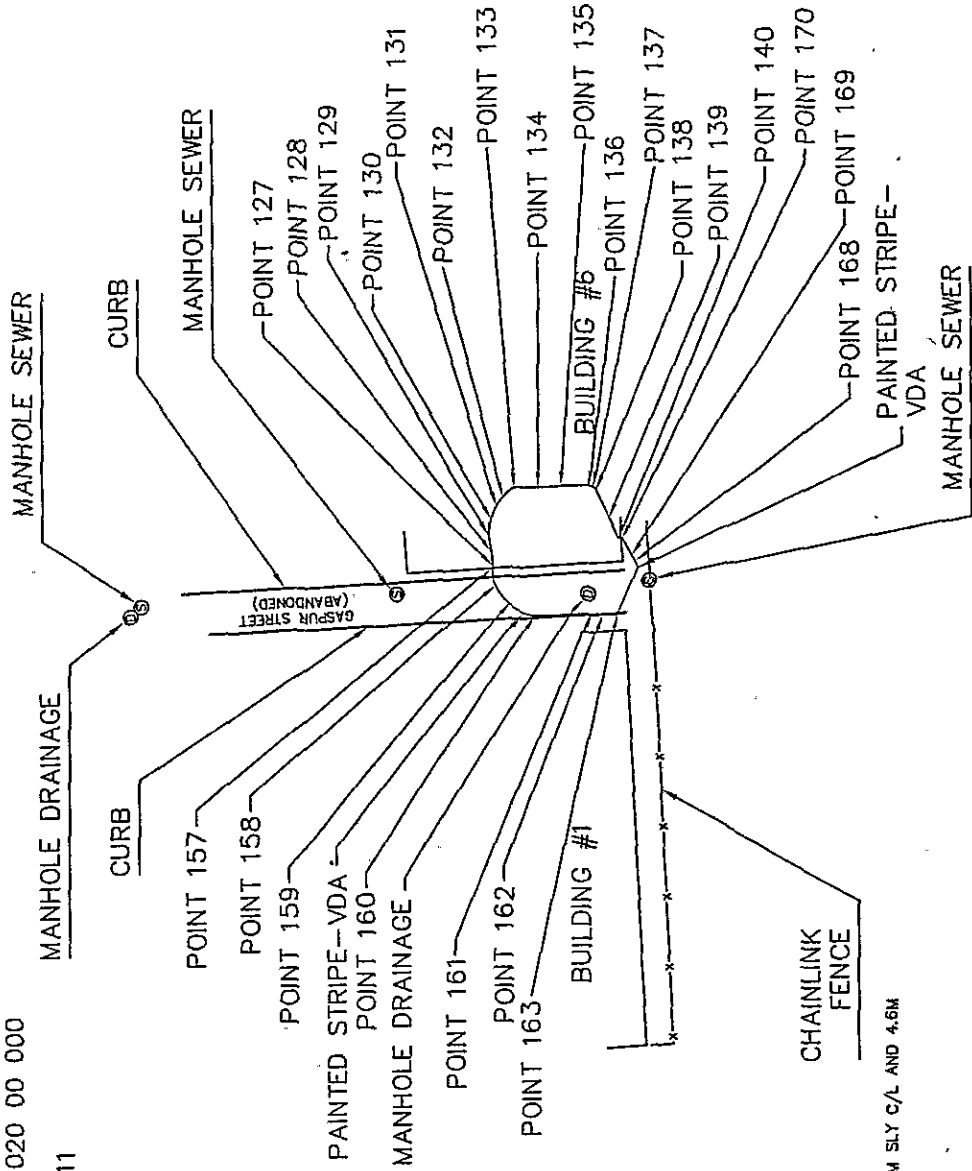
ASSESSOR'S PARCEL No.: 6336 018 020 00 000

DTSC SITE CODE 300115-11

PCA: 12020



SCALE 1" = 150'



BENCHMARK:

LA COUNTY BM# Y6206 L&T IN SLY CATCH BASIN TELEGRAPH RD 12.2M SLY C/L AND 4.6M ELY/O C/L PROD HOEFNER AVE (NEAR WLY END CATCH BASIN).

1985 ELEV. = 149.244 FEET NAVD83

COORDINATES ARE ON ASSUMED SYSTEM AND RELATIVE TO THE SITE

DATE OF SURVEY 20 MAY 02

DULIN & BOYNTON
LICENSED SURVEYORS

729 E. WILLOW STREET • (562)428-6464 FAX(562)428-7707 • SIGNAL HILL, CA. 90806

(Signature)

(Signature)

PATCO VAPOR DEGREASER AREA (VDA) SURVEY DATA

Dulin & Boynton Licensed Surveyors 729 E. Willow Street, Signal Hill, CA

02 1507487

Point #	North	East	Elev	Desc.
127	9781.312	19948.78	157.3062	MISCELLANEOUS PAINT STRIPE STA
128	9782.176	19960.36	157.3331	MISCELLANEOUS PAINT STRIPE POC
129	9784.482	19974.9	157.3882	MISCELLANEOUS PAINT STRIPE ECAP
130	9782.98	19988.91	157.4402	MISCELLANEOUS PAINT STRIPE BC
131	9778.143	19999.84	157.4784	MISCELLANEOUS PAINT STRIPE POC
132	9772.403	20008.06	157.4974	MISCELLANEOUS PAINT STRIPE POC
133	9762.66	20016.63	157.5616	MISCELLANEOUS PAINT STRIPE EC
134	9742.088	20017.03	157.4939	MISCELLANEOUS PAINT STRIPE
135	9722.824	20017.39	157.4507	MISCELLANEOUS PAINT STRIPE
136	9699.123	20017.76	157.3636	MISCELLANEOUS PAINT STRIPE BC
137	9695.382	20017.21	157.352	MISCELLANEOUS PAINT STRIPE
138	9692.982	20014.15	157.3496	MISCELLANEOUS PAINT STRIPE EC
139	9682.443	19990.16	157.2906	MISCELLANEOUS PAINT STRIPE
140	9674.193	19972.02	157.2607	MISCELLANEOUS PAINT STRIPE AP
141	10095.39	19906.28	158.292	UTILITY MANHOLE STORM DRAIN
142	10086.31	19914.83	158.2997	UTILITY MANHOLE STORM SEWER
143	10051.52	19925.9	158.5708	CONCRETE TOP OF CURB START
144	9967.742	19929.49	157.8815	CONCRETE TOP OF CURB
145	9915.525	19932.02	156.9341	CONCRETE TOP OF CURB
146	9852.298	19934.96	157.1604	CONCRETE TOP OF CURB
147	9821.354	19936.5	156.9654	CONCRETE TOP OF CURB END
148	9670.233	19943.97	156.4133	CONCRETE TOP OF CURB PROD NO CURB
149	9668.338	19907.55	156.1099	CONCRETE TOP OF CURB BEGIN
150	9806.266	19901.03	156.7252	CONCRETE TOP OF CURB
151	10028.13	19890.76	158.2577	CONCRETE TOP OF CURB STOP
152	9863.982	19925.17	157.0155	UTILITY MANHOLE SEWER
153	9699.862	19924.25	155.8823	UTILITY MANHOLE STORM DRAIN
154	9670.873	19951.94	157.0402	BLDG CORNER STA
155	9774.886	19947.1	157.2617	BUILDING POINT ON LINE
156	9855.382	19943.22	157.3836	BUILDING POINT ON LINE STOP
157	9782.082	19946.58	157.3054	MISCELLANEOUS PAINT STRIPE BEGIN CURVE
158	9779.021	19931.83	156.4388	MISCELLANEOUS PAINT STRIPE POINT ON CURVE
159	9766.448	19917.05	156.4159	MISCELLANEOUS PAINT STRIPE POINT ON CURVE
160	9745.792	19905.46	155.8737	MISCELLANEOUS PAINT STRIPE END ON CURVE
161	9697.453	19906.63	155.3752	MISCELLANEOUS PAINT STRIPE ANGLE POINT
162	9687.975	19905.62	155.3319	MISCELLANEOUS PAINT STRIPE ANGLE POINT
163	9675.524	19906.16	155.8423	MISCELLANEOUS PAINT STRIPE END
168	9660.306	19952.1	156.414	MISCELLANEOUS PAINT STRIPE BEGIN
169	9666.021	19962.28	156.6608	MISCELLANEOUS PAINT STRIPE POINT ON LINE
170	9670.775	19971.8	156.9494	MISCELLANEOUS PAINT STRIPE ANGLE POINT
173	9668.029	19891.97	155.9549	BUILDING CORNER SOUTHEAST START
174	9660.137	19719.46	156.5582	BUILDING POINT ON LINE
175	9651.472	19534.62	156.0874	BUILDING POINT ON LINE STOP
176	9647.652	19534.77	155.8441	FENCE CHAINLINK START
177	9628.328	19536.44	156.0708	FENCE CHAINLINK ANGLE POINT
179	9634.44	19677.38	156.469	FENCE CHAINLINK JOIN POINT #177
180	9644.606	19896.04	156.4376	FENCE CHAINLINK ANGLE POINT
181	9645.744	19896.33	156.6124	FENCE CHAINLINK ANGLE POINT
182	9650.272	19986.15	156.0768	FENCE CHAINLINK STOP
183	9648.21	19935.1	156.334	UTILITY MANHOLE SEWER

Benchmark:

LA COUNTY BM#Y6206 L&T IN SLY CATCH BASIN TELEGRAPH RD 12.2 M SLY C/L AND 4.6M ELY/O C/L PROD HOFFNER AVE (NEAR WLY END CATCH BASIN).

1995 ELEV=149.244 FEET NAVD88

COORDINATES ARE ON ASSUMED SYSTEM AND RELATIVE TO SITE.